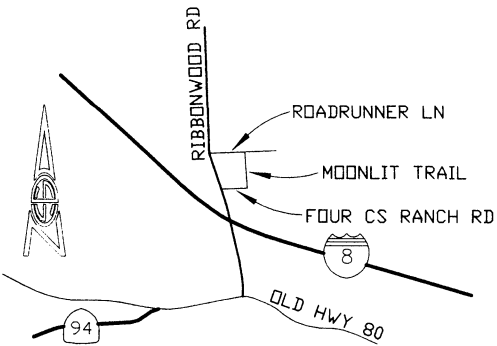


REVISED TENTATIVE PARCEL MAP AND
PRELIMINARY GRADING PLAN



VICINITY MAP
NOT TO SCALE
THOMAS BROS. 1300-D5

OWNER(S)

ALFRED H. DART
PO BOX 1087
BOULEVARD, CA 91905
619-766-4527

APPLICANT

CDS CIVIL ENGINEERS
10763 WOODSIDE AVENUE, SUITE A
SANTEE, CA. 92071
(619) 448-6666

BY: James N. Bachofer DATE: 5-25-06
JAMES N. BACHOFER, R.C.E. 28928

PREPARED BY

CDS CIVIL ENGINEERS
10763 WOODSIDE AVENUE, SUITE A
SANTEE, CA. 92071
(619) 448-6666

BY: James N. Bachofer DATE: 5-25-06
JAMES N. BACHOFER, R.C.E. 28928

LEGAL DESCRIPTION

PARCEL 3 OF PARCEL MAP 2990, IN THE
COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

PROJECT AREA

33.49 AC. GROSS
31.63 AC. NET

GRADING

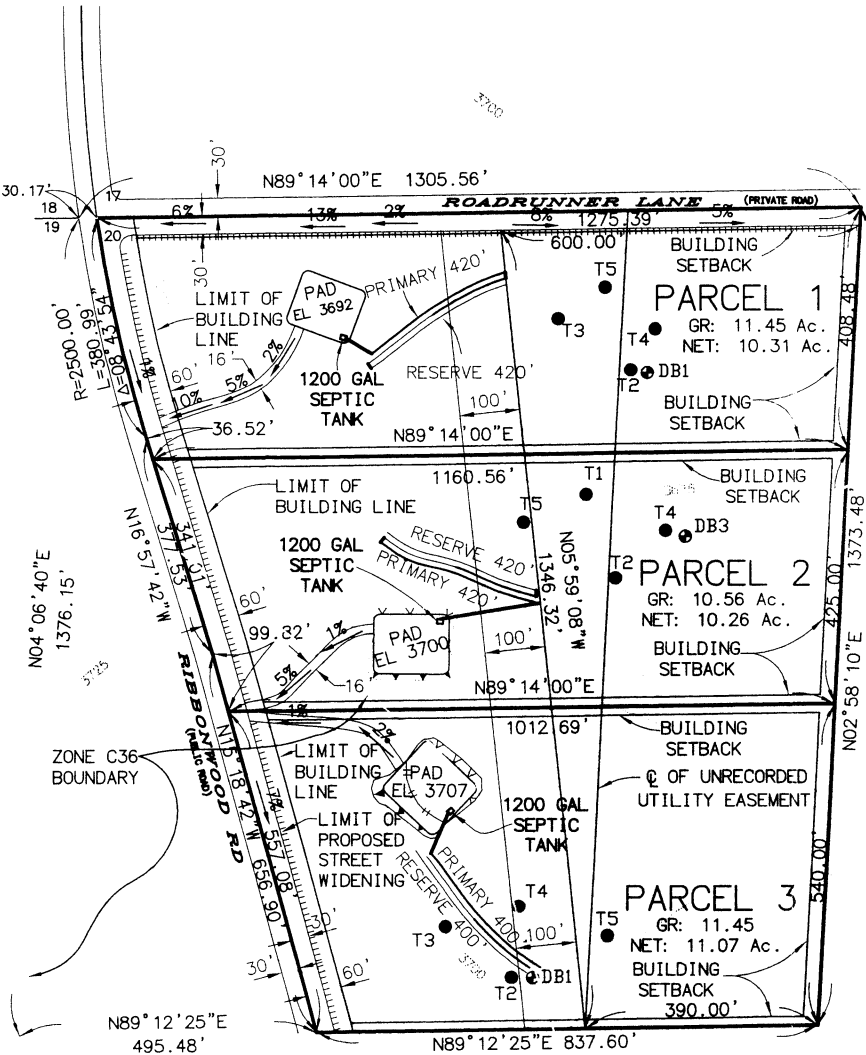
3,000 CY CUT
3,000 CY FILL

TOPO SOURCE

200 SCALE COUNTY TOPO
MAP No. 186-1983

NOTES:

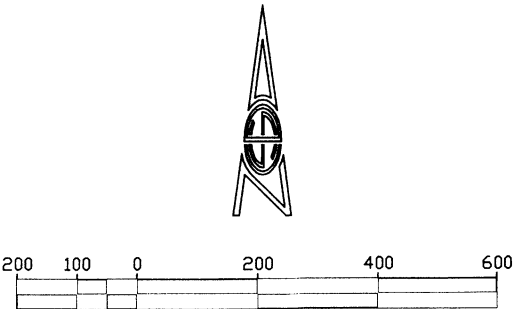
THIS PLAN IS PROVIDED TO ALLOW FOR FULL
AND ADEQUATE DISCRETIONARY REVIEW OF A
PROPOSED DEVELOPMENT PROJECT. THE
PROPERTY OWNER ACKNOWLEDGES THAT
ACCEPTANCE OR APPROVAL OF THIS PLAN DOES
NOT CONSTITUTE AN APPROVAL TO PERFORM ANY
GRADING SHOWN HEREON, AND AGREES TO
OBTAIN VALID GRADING PERMISSIONS BEFORE
COMMENCING SUCH ACTIVITY.



NOTE:

PARCELS 1, 2 AND 3 HAVE LEGAL
ACCESS FROM RIBBONWOOD ROAD,
A PUBLICLY MAINTAINED ROAD

ACCESS RIGHT ALONG ROADRUNNER
LANE AND RIBBONWOOD ROAD
RELINQUISHED EXCEPT FOR 20'
DRIVEWAY OPENINGS PER PARCEL
ALONG RIBBONWOOD ROAD.



HEALTH DEPARTMENT - VPM-006

PARCELS 1 THROUGH 3 SHALL HAVE A LAYOUT OF THE SEWAGE DISPOSAL APPROVED BY
THE SAN DIEGO DEPARTMENT OF PUBLIC HEALTH PRIOR TO THE APPROVAL OF A
BUILDING PERMIT AND/OR ISSUANCE OF A SEPTIC TANK PERMIT. CUTS AND FILLS
FOR DRIVEWAYS AND BUILDING SITES SHALL BE MADE PRIOR TO APPROVAL OF THE
LAYOUTS. AN ADDITIONAL EXPANSION AREA SHALL BE PROVIDED FOR POTENTIAL
EXPANSION IN THE EVENT OF FAILURE BY GRAVITY FLOW.

EACH PARCEL IS APPROVED FOR A STANDARD SEPTIC TANK CONNECTED TO *
FEET OF TILE DRAIN FIELD TO SERVE A * BEDROOM DWELLING: PROVIDED THE
ORIGINAL SOIL IS NOT DISTURBED IN ANY WAY, SUCH AS CUTTING, FILLING OR
RIPPING. THIS DOES NOT CONSTITUTE APPROVAL FOR COMMERCIAL ESTABLISHMENTS.

* DATA AND RECOMMENDATIONS IN THE NAME OF ALFRED H. DART BY
JAMES N. BACHOFER, RCE 28928.

LOT#	SEPTIC TANK	LEACH LINE LENGTH
LOT#1	1,200 Gal	420ft
LOT#2	1,200 Gal	420ft
LOT#3	1,200 Gal	400ft

GARY ERBECK,
DIRECTOR
ENVIRONMENTAL HEALTH

BY: James N. Bachofer DATE: 5-11-06
PER James N. Bachofer DATE: 5-25-06

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS, AS SHOWN ON THE LATEST
EQUALIZED COUNTY ASSESSMENT, OF THE PROPERTY SHOWN ON THE TENTATIVE MAP. ALL
OF OUR CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE
MAP IS SHOWN. THE BASIS OF CREATION OF THE LOTS IN MY OWNERSHIP (E.G. PARCEL
MAP, FINAL MAP, CERTIFICATE OF COMPLIANCE, RECORDED DEED BEFORE 2-1-72) IS
CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY
EASEMENTS OR RAILROAD RIGHTS-OF-WAY. "FREEWAY" AS DEFINED IN SECTION 23.5 OF
THE STREETS AND HIGHWAYS CODE, SHALL NOT BE CONSIDERED AS ROADS OR STREETS.

I FURTHER CERTIFY THAT I WILL NOT, BY THIS APPLICATION, CREATE OR CAUSE TO BE
CREATED, OR WILL NOT HAVE PARTICIPATED IN THE CREATION OF MORE THAN FOUR
PARCELS ON CONTIGUOUS PROPERTY UNLESS SUCH CONTIGUOUS PARCELS WERE CREATED BY
MAJOR SUBDIVISION. FOR PURPOSES OF THIS CERTIFICATION, THE TERM "PARTICIPATED"
MEANS HAVING COOPERATED WITH OR ACTED IN A PLANNING, COORDINATING OR
DECISION-MAKING CAPACITY IN ANY FORMAL OR INFORMAL ASSOCIATION OR PARTNERSHIP
FOR THE PURPOSE OF DIVIDING REAL PROPERTY.

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

BY: Alfred H. Dart DATE: 5-24-06
ALFRED H. DART

SOLAR STATEMENT

THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81-401(N), SUBDIVISION
ORDINANCE. ALL LOTS HAVE A MINIMUM OF 100 SQ. FT. OF SOLAR ACCESS FOR EACH
FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

LEGEND

EXISTING CONTOURS	1450
CUT SLOPE 2: 1	
FILL SLOPE 2: 1	
DAYLIGHT LINE	CUT FILL
DENOTES RELINQUISHMENT OF ACCESS RIGHTS	
DENOTES OPENSOURCE EASEMENT	
LIMITED BUILDING ZONE EASEMENT	

ZONING INFORMATION

GENERAL PLAN DESIGNATION:	18
COMMUNITY PLAN:	MOUNTAIN EMPIRE
REGIONAL CATEGORY:	RDA

ZONING

EXISTING ZONING:	S92 - C36
USE REGULATION	S92
ANIMAL REGULATIONS	W
DENSITY	.125
LOT SIZE	8 AC
BUILDING TYPE	C
MAX FLR. AREA	-
FLR. AREA RATIO	-
HEIGHT	G
COVERAGE	-
SETBACK	D
OPEN SPACE	-
SPECIAL AREA REGULATIONS	-

USE REGULATION	C36
ANIMAL REGULATIONS	R
DENSITY	-
LOT SIZE	-
BUILDING TYPE	C
MAX FLR. AREA	-
FLR. AREA RATIO	-
HEIGHT	G
COVERAGE	-
SETBACK	D
OPEN SPACE	-
SPECIAL AREA REGULATIONS	-

TOTAL NUMBER OF DWELLINGS:	2 + 1 COMMERCIAL LOT
TOTAL NUMBER OF LOTS:	3
MINIMUM LOT SIZE:	8.00 AC
TAX RATE AREA:	91051
TAX ASSESSOR'S NUMBER:	612-021-05

DISTRICTS

SCHOOLS:	MOUNTAIN EMPIRE SCHOOL DIST
SEWER:	SEPTIC
WATER:	WELL WATER
FIRE:	CSA 111, BOULEVARD - 619-766-4633

AVERAGE SLOPE PER PARCEL

PARCEL #1	5.4%
PARCEL #2	6.37%
PARCEL #3	8.02%

SDC DPLU RCVD 5-30-06
TPM20675RPL¹